

SITE PLAN CONDITIONS

S.U.P. 08-207 CC

CMCS Cell Tower at 7040 Woodstock Cuba Road

As Forwarded by Committee 5 of the County Board of Commissioners

July 16, 2008

A Special Use Permit is hereby granted to the applicant Global Signal, LLC to allow construction and operation of a Commercial Mobile Communications Service (CMCS) Tower and ancillary facilities as specified below on the 11.97-acre property described in instrument number EG7382 as recorded in the Shelby County Register's Office, also known as 7040 Woodstock-Cuba Road in accordance with a site plan approved by the Office of Planning and Development and with the following supplemental conditions.

1. The maximum tower height shall be one-hundred ninety feet (195'), subject to Item 2 below, and the tower will incorporate the "slick stick" design with flush-mounted antennae.
2. The tower shall be free of all lighting, including aircraft hazard lighting, and shall be designed so as to avoid the necessity of such lighting under currently federal regulations.
3. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
4. The tower shall be constructed within two (2) years of approval by the Shelby County Board of Commissioners. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five-hundred (500') feet of the property.
5. The tower shall be structurally designed to accommodate at least six (6) additional sectorized arrays.
6. A security fence, six feet (6') or more in height shall be constructed around the tower and associated equipment.
7. The tower operator shall install and maintain perimeter screening as follows: The site perimeter shall be landscaped with at least one row of deciduous trees, not less than two inches in diameter, measured three feet above the grade, spaced not more than 20 feet apart within 25 feet of the site boundary, as well as at least one row of evergreen trees and shrubs, at least five feet high when planted and spaced not more than five feet apart to form a solid shrub screen and within 40 feet of the site boundary. An equivalent alternative may be substituted with the approval of the Office of Planning and Development.
8. The access drive shall have an all-weather surface with asphalt pavement for the first 50 feet from Independence Road.
9. The location and design of the driveway access to Independence Road shall be subject to the review and approval of the County Engineer including the construction of any culverts that may be needed.
10. The location, design and construction of this tower shall be reviewed and approved by the County Engineer with respect to the issues identified in subsection D of the Floodway District regulations in Section 25 of the zoning regulations.

AMENDMENTS FOR CONSIDERATION
From Land Use Committee Chair Mike Ritz
July 22, 2008

Amendment #A

1. The maximum tower height shall be one-hundred ninety feet (195'), subject to Item 2 below, and the tower will incorporate the ~~"sleek-stick" design with flush-mounted antennae.~~ monopine design

Amendment #B

7.

- a. The tower operator shall install and maintain perimeter screening as follows: The site perimeter shall be landscaped with at least one row of deciduous trees, not less than two inches in diameter, measured three feet above the grade, spaced not more than 20 feet apart within 25 feet of the site boundary, as well as at least one row of evergreen trees and shrubs, at least five feet high when planted and spaced not more than five feet apart to form a solid shrub screen and within 40 feet of the site boundary. An equivalent alternative may be substituted with the approval of the Office of Planning and Development.
- b. The tower operator will offer Version 1 to Ms. Elizabeth Quinn in writing. If Ms. Quinn does not accept Version 1 by September 1, 2008, then tower operator will install Version 2.

1. **Version 1:** The tower operator shall install additional perimeter screening as follows: A row of Tree A shall be planted 30 feet on center beginning at a point 50 feet from the right of way of Independence Road and extending northward to a point 155 feet north of the Independence Road right of way, when measured along a line perpendicular to the right-of-way. **Said screen shall be installed along the western property line of the Elisabeth Guinn 5-acre tract, located approximately 960 feet east of the subject property as measured along Independence Road.** An equivalent alternative may be substituted with the approval of the Office of Planning and Development.

2. **Version 2:** The tower operator shall install **and maintain** additional perimeter screening as follows: A row of Tree A shall be planted 30 feet on center beginning at a point 50 feet from the right of way of Independence Road and extending northward to a point 155 feet north of the Independence Road right of way, when measured along a line perpendicular to the right-of-way. **Said screen shall be installed on the subject property along the eastern property line of the parent tract.** An equivalent alternative may be substituted with the approval of the Office of Planning and Development.